

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Waller at 7:30 p.m. on April 6, 2004, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Gary Chamberlain
Lynn Drake-Batts
Fazal Khan
Robert Schultz
Thomas Strat
David T. Waller

Absent:

Lawrence Littman
Mark J. Vleck
Wayne Wright

Also Present:

John Szerlag, City Manager
Laura Fitzpatrick, Assistant to City Manager
Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Amalfi Parker, Student Representative
Kathy Czarnecki, Recording Secretary

Resolution to excuse absent members – Refer to page 5.

2. MINUTES

Mr. Schultz requested that the March 23, 2004 minutes reflect his abstention on the roll call vote to approve the March 9, 2004 minutes (Resolution # PC-2004-03-036).

Resolution # PC-2004-04-039

Moved by: Schultz

Seconded by: Strat

RESOLVED, To approve the March 23, 2004 Special/Study Meeting minutes as amended.

Yes: All present (6)

No: None

Absent: Littman, Vleck, Wright

MOTION CARRIED

3. PUBLIC COMMENTS

There was no one present who wished to speak.

4. DISCUSSION WITH JOHN SZERLAG, CITY MANAGER – Interest Based Bargaining (IBB)

Mr. Szerlag presented a PowerPoint presentation on Interest Based Bargaining, its distinction from traditional bargaining, and its success in labor relations for the City of Troy. Ms. Fitzpatrick distributed a handout on Interest Based Bargaining.

A brief discussion followed.

The members thanked Mr. Szerlag and Ms. Fitzpatrick for the presentation.

5. PLANNING AND ZONING REPORT

Mr. Miller reported on the following:

- Ethics excerpt from *Planning & Zoning News* – Discussion topic at the April 27, 2004 Special/Study Meeting.
- April 19, 2004 City Council Items
 - Hidden Forest Site Condominium, Preliminary Plan, South side of Wattles, East of Livernois, Section 22, R-1C
 - Freund Site Condominium, Final Plan, North of Devonwood, East side of Adams, Section 7, R-1A
- Potential litigation regarding the Goodman property located on the west side of Rochester Road, south of Long Lake Road, Section 15. The property is presently zoned R-1T; the petitioner was denied a rezoning application to B-2 by City Council.

6. BOARD OF ZONING APPEALS REPORT

The next Board of Zoning Appeals meeting is April 20, 2004.

7. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

The next Downtown Development Authority meeting is April 21, 2004.

Mr. Miller reported that the tentative date to issue the Request for Qualifications on the Big Beaver Corridor Study is April 19, 2004.

Ms. Parker posed questions on the downtown area of Troy.

Mr. Szerlag provided a brief description and map of the Downtown Development Authority district.

8. SUB-COMMITTEE APPOINTMENTS

Chair Waller reported the sub-committee appointments would be postponed to a future study session.

9. ZONING ORDINANCE TEXT AMENDMENT (ZOTA #200) – Article 34.70.00 One Family Cluster Option

Mr. Miller reported that City Management reviewed the proposed language for ZOTA #200 and a modified draft reflecting Management's comments has been forwarded to the Planning Consultant for review and comment. Mr. Miller noted that it is the recommendation of the City Engineer that recreational facilities that are less pervious than natural landscape should not comprise more than 50 percent of the required open space. The Planning Department is in agreement with the City Engineer's recommendation.

Chair Waller suggested that departmental recommendations include an explanation with supporting background, rationale, documentation, drawings and/or calculations.

Mr. Strat encouraged utilization of diagrams in the publication of ordinances.

It was the consensus of the Commission that a motion to table ZOTA #200 would be made at the April 13, 2004 Regular Meeting.

10. RESULTS OF APRIL 5, 2004 ELECTION

Mr. Miller reported the results of the April 5, 2004 election.

Chair Waller said that he welcomes the opportunity to work with the new Mayor and City Council as it reconvenes.

11. REVIEW OF APRIL 13, 2004 REGULAR MEETING

Items briefly discussed were:

- *Proposed Rezoning (Z-582)* – Existing Clark Station, Northeast corner of John R and Maple, Section 25 – From B-3 to H-S
- *Proposed Rezoning (Z-694)* – Proposed Knight of Columbus Hall (in existing building), West side of Dequindre, South of Big Beaver, Section 25 – From B-1 to B-2
- *Special Use Request (SU-324)* – Proposed Dog Day Care / Commercial Kennel, BARK! LLC, North side of Industrial Row, East of Coolidge, Section 32 – M-1

- *Zoning Ordinance Text Amendment (ZOTA #200)* – Article 34.70.00 One Family Cluster Option
- *Zoning Ordinance Text Amendment (ZOTA-201)* – Article 28.20.13 or 28.30.00 Arts and Dance Schools in Light Industrial Zoning Districts

12. PUBLIC COMMENT

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Chamberlain addressed (1) ZOTA # 197, Special Use Approvals; (2) walkability in the City; (3) sidewalk waivers; and (4) the practicality of revising the Future Land Use Plan.

Mr. Motzny assured members that the Future Land Use Plan is very important, and the time and effort invested in revising the Future Land Use Plan would be very worthwhile. Mr. Motzny said the Future Land Use Plan is a guide for the City; specifically noting its guidance in rezoning cases and court decisions.

Mr. Miller stated that the Master Thoroughfare Plan and the Future Right of Way plan have dramatic affects on the community, more so now that the City is moving toward a redevelopment mode.

Mr. Strat addressed (1) concern with unshielded lights from the playing fields located at Troy High School; (2) review of sidewalks and sidewalk waivers; (3) team work on the revision of the Future Land Use Plan; and (4) the Commission's participation in Downtown Development Authority projects such as the Big Beaver Corridor Study.

Mr. Miller confirmed that school districts are exempt from the Zoning Ordinance and said, from a zoning standpoint, nothing could be done to require the school district to shield the lighting at the high school playing fields.

Mr. Szerlag suggested that a simple communication to notify the school administration of the lighting concern might resolve the problem.

Mr. Schultz reminded the Planning Department to provide a development update on recently approved projects. Mr. Schultz also requested that the Planning Department provide copies to the Commission and appropriate staff members (i.e., Landscape Analyst Ron Hynd) of the March 8, 2004 *Los Angeles Times* article titled "No Safe Arbor in the City" that relates to the elimination of trees from urban areas.

Motion to excuse absent members.

Resolution # PC-2004-04-040

Moved by: Chamberlain

Seconded by: Schultz

RESOLVED, That Messrs. Littman, Vleck and Wright be excused from attendance at this meeting.

Yes: All present (6)

No: None

Absent: Littman, Vleck, Wright

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 8:58 p.m.

Respectfully submitted,

David T. Waller, Chair

Kathy L. Czarnecki, Recording Secretary

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